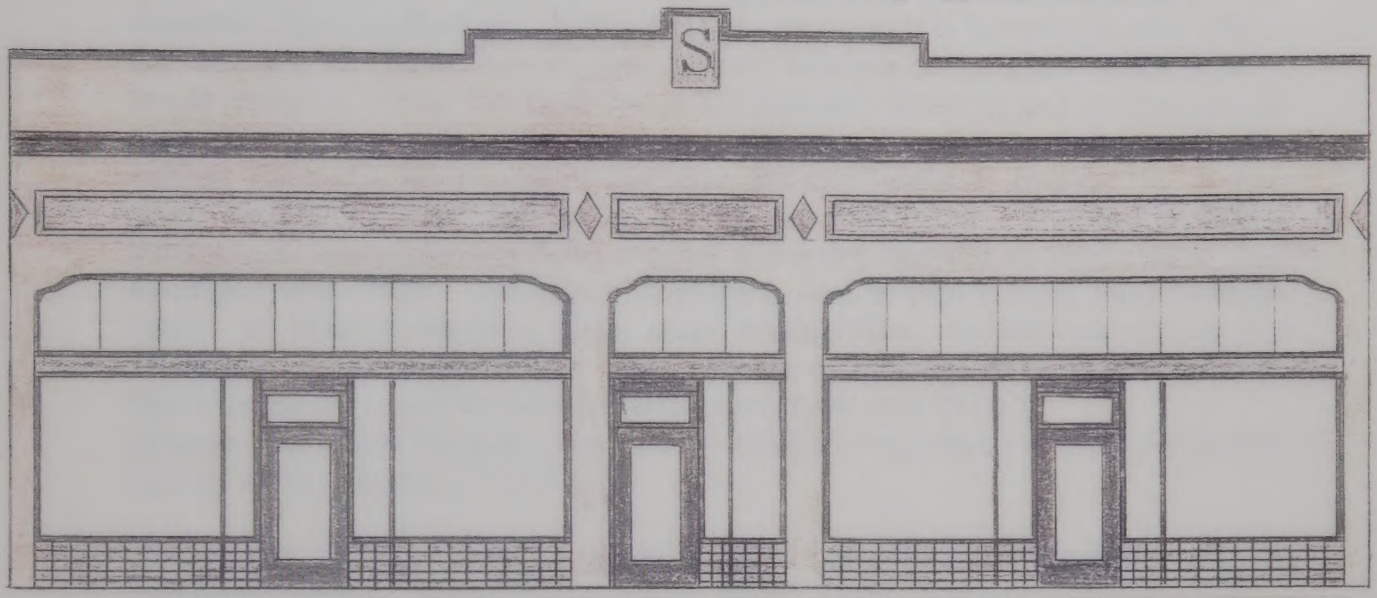
A Spexarth Building

1117 - 1125 Commercial Street
Astoria, Oregon

As the Building Appeared in 1923

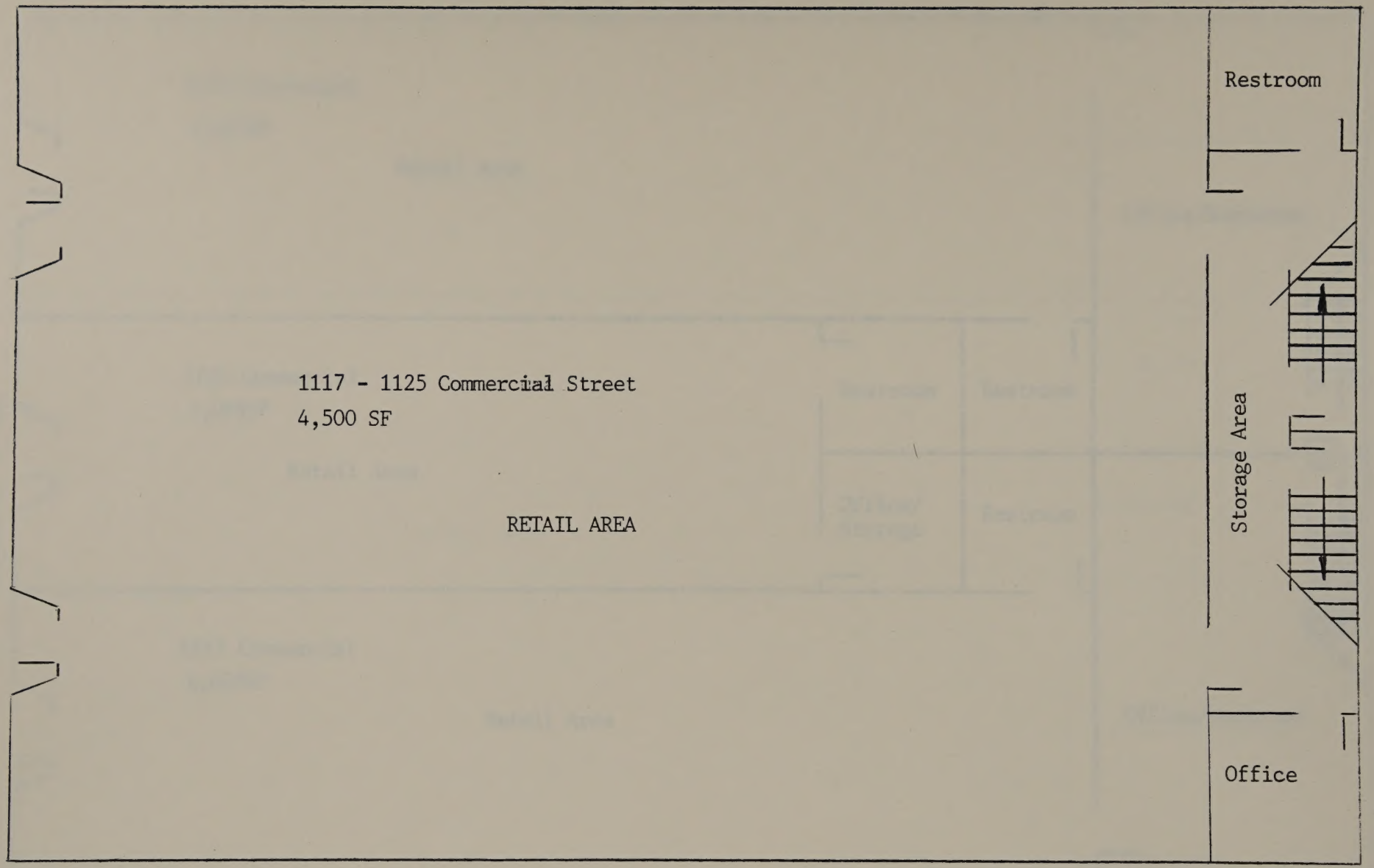


BEFORE
January 19, 1996

HISTORIC RESTORATION PROJECT

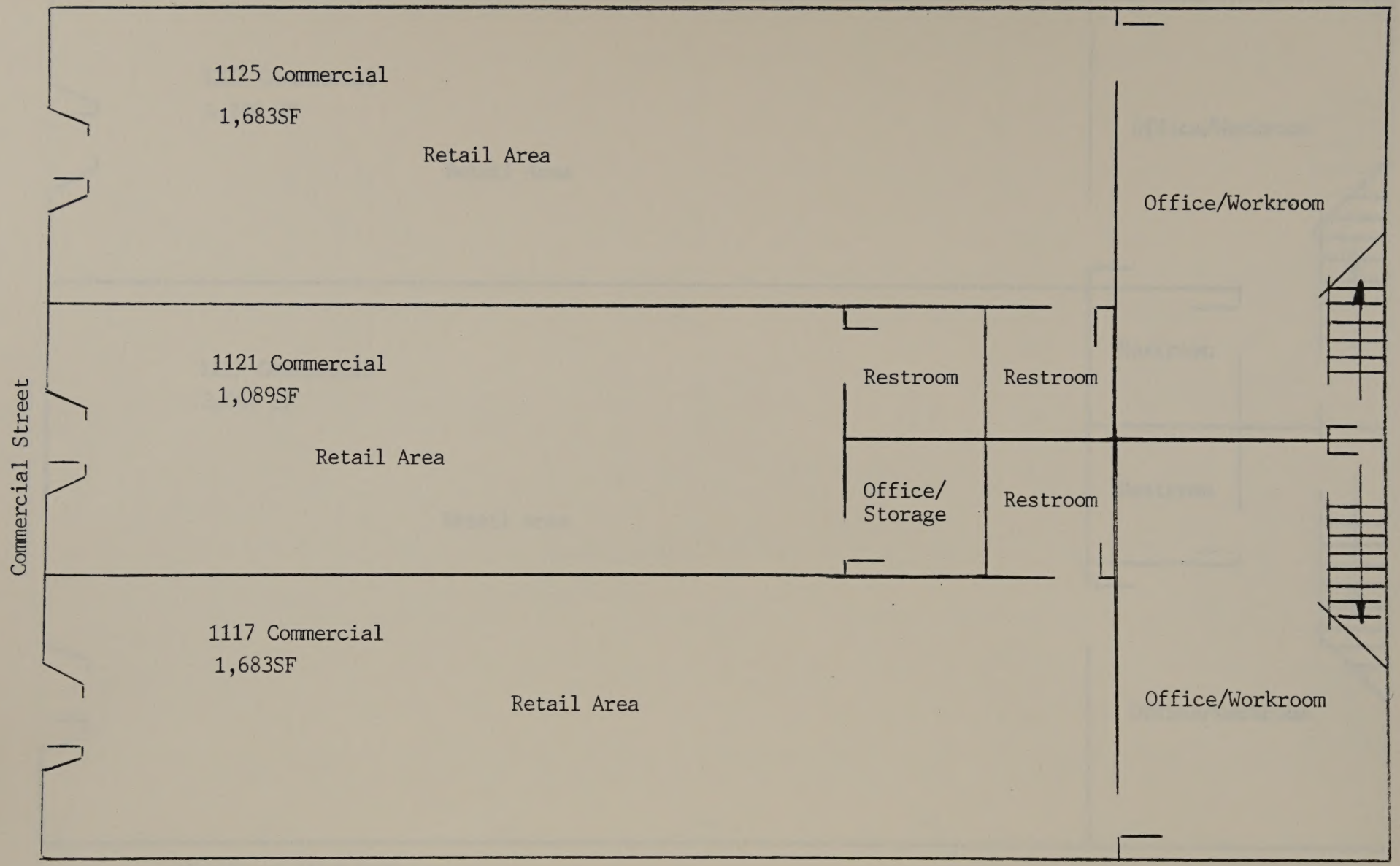
Prepared By John S. Chilson Ph.D.
360-636-0993 (fax) 360-577-1654

Deals Only
20-50% OFF
ALL GREETING CARDS
99¢
LEASING
7 19 '96



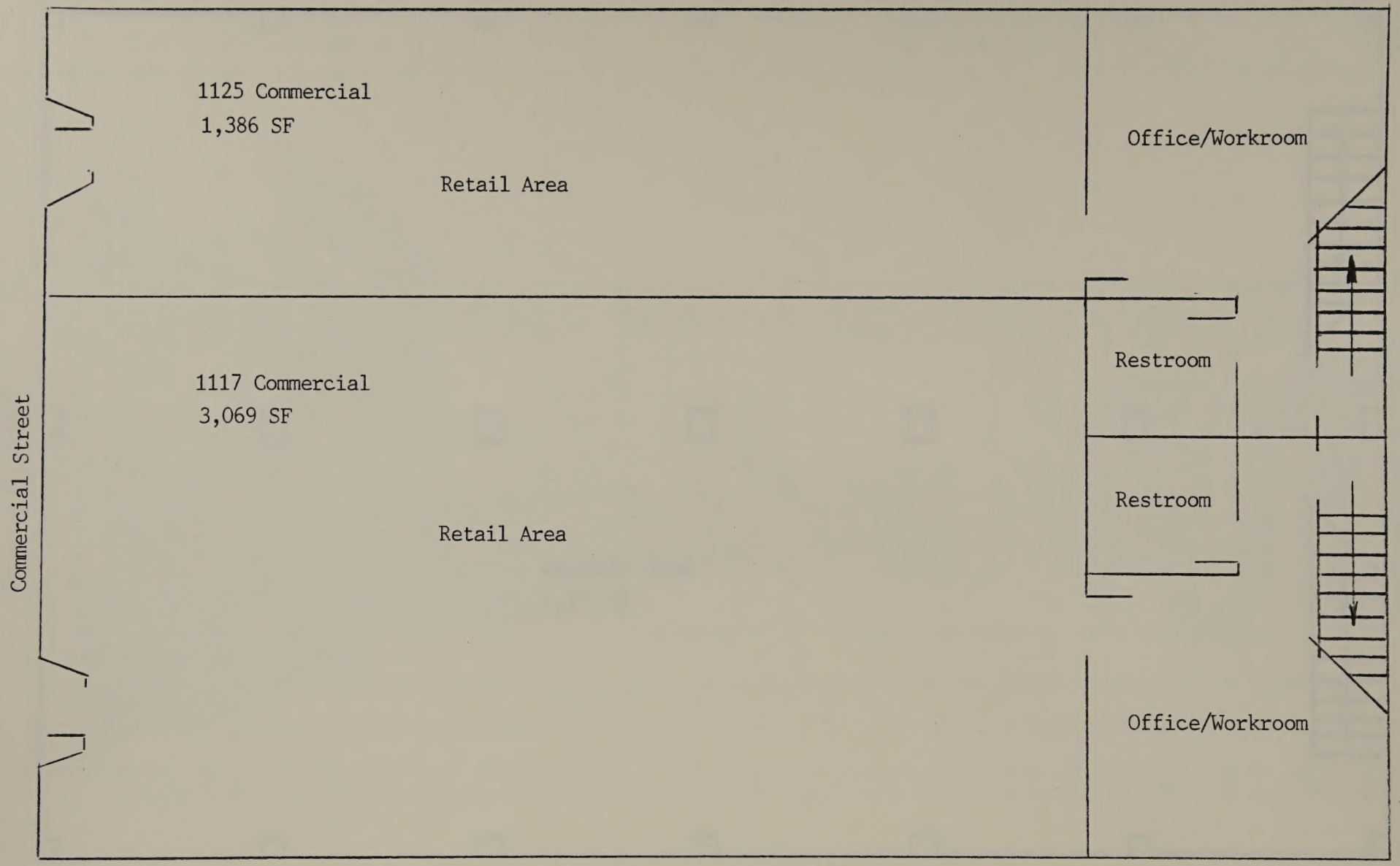
The Spexarth Building
1117 - 1125 Commercial Street
Astoria, Oregon

Not To Scale



The Spexarth Building
1117 - 1125 Commercial Street
Astoria, Oregon

Not To Scale

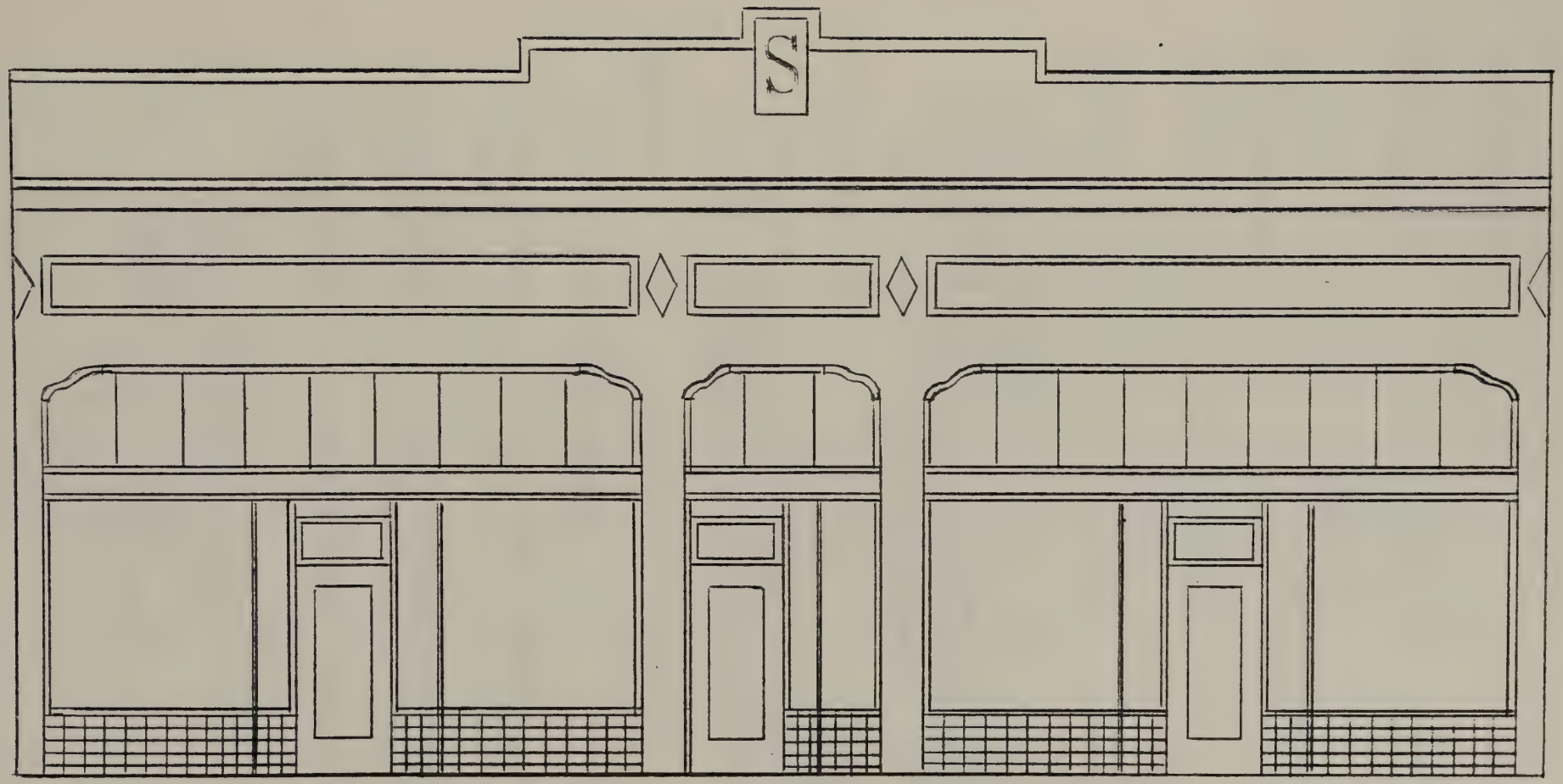


The Spexarth Building
1117 - 1125 Commercial Street
Astoria, Oregon

Not To Scale

Spexarth Building
1117 - 1125 Commercial
Astoria, Oregon

Not To Scale



SCALE
3/16" = 1'-0"

A SPEXARTH BUILDING
1117 - 1125 Commercial Street
Astoria, Oregon 97103

Prepared By
John S. Chilson
Date of Construction 1923/24

Lease Options

Space	Leaseable Area
1117 Commercial	1,683 SF, or 3,069 SF, or 4,500 SF
1121 Commercial	1,089 SF
1125 Commercial	1,386 SF, or 1,683 SF

Landlord Improvements

Exterior Facade and Roof
Interior: walls, ceiling, floor coverings, lighting, heating & ventilation, separate utility service, ADA approved restroom, all standard electrical & plumbing, and up to 4,500 SF of basement storage (depending upon space leased) with interior or sidewalk access.

Tenant Improvements

All retail fixtures, all retail display lighting, all special tenant electrical & plumbing requirements, and all wall divisions of main floor area not specified on floor plans in this document.

Lease Terms

Three to five year leases available.

$.40 to $.50 per square foot per month depending upon area to be leased.

Tenant to pay own utilities, own insurance, and square foot pro rata of any property tax increases over the base year of the lease.

Sample lease form available upon request. For additional information, contact:

John S or Mary Chilson
1339 Commercial Street * Suite 110
Longview, Washington 98632
360-636-0993 (fax) 360-577-1654

Deals Only
20-50% OFF
4.99
LEASING
1 19 '96